

VIRGINIA HUD LINES

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E-Briefs from the Richmond Office of the U.S. Department of Housing & Urban Development

800/842-2610, extension 3745

Mary Ann Wilson, Director www.hud.gov/virginia

BUYERS PREVAIL

A federal judge in Norfolk has ruled that three real estate agents working for a Virginia-based developer participated in a land scam that fleeced an estimated \$30 million from more than 1,300 people in 29 states and Washington, D.C. Operating under the name Buyers Source, the company and its agents victimized more than 500 senior citizens. In four cases, the developers targeted people over one hundred years old. The three agents are barred from engaging in fraudulent trade practices and were ordered to pay over \$500,000. The Court also ordered Buyers Source and five other sales agents to pay more than \$31 million into the compensation fund. Following the ruling, HUD announced settlements with six other individuals who owned and operated Buyers Source. As a result, the owners will pay up to \$1 million into the fund and, in the case of one individual, will be banned from selling real estate for life. Should the developers fail to satisfy these terms, HUD will seize their homes and other personal assets. The ruling and settlement, said HUD Secretary Jackson, will "compensate people for the nightmare they've been living."

"INTRO TO FHA" COMING TO SHENANDOAH VALLEY

Interested in learning how the low down payments and flexible underwriting of FHA mortgage insurance can make homebuying more affordable for customers of your realty firm? Then learn the *A-B-C's of FHA* at HUD Richmond's Introduction to FHA course from 9 a.m. to 1 p.m. on Thursday, September 30th, at the Staunton Public Library in Staunton. Continuing education credit is available for DPOR-licensed real estate agents Contact leland_jones@hud.gov or call 800/842-2610, x3743.

HIGHER FHA LIMITS OKAYED IN RICHMOND METRO

HUD has okayed a 12.5 percent increase in FHA's single-family mortgage insurance limits in the Richmond-Petersburg metropolitan area, effective immediately. HUD's action was based on recent home sales data and a request for a mid-year adjustment that were submitted by the Richmond Association of REALTORS. FHA now will insure mortgages on a one-family home of up to \$213,750 in the Richmond area, up from \$189,953. The FHA mortgage limit for two-family homes has been raised from \$213,947 to \$240,750; on three-family homes from \$259,935 to \$292,500; and on four-family homes from \$337,500 to \$397,992. The new FHA limits will cover sales in Richmond, Colonial Heights, Hopewell and Petersburg and Amelia, Caroline, Charles City, Chesterfield, Cumberland, Dinwiddie, Goochland, Hanover, Henrico, King and Queen, King William, Louisa, New Kent, Powhatan, Prince George and Sussex counties.

BRIEF BRIEFS

HUD Secretary Alphonso Jackson says Virginia Tech is one of just 28 universities nationwide to win a 2004 Community Development Work Study grant . . . Harrisonburg, Luray and South Boston join Virginia's Main Street Communities program . . . Gerald Hopkins of Oakton, Charles McConnell of Abingdon and Edward McCoy of Glen Allen named to VHDA's Board of Commissioners . . . Governor Warner recommends projects in Abingdon, Charlottesville, Duffield, Galax, Hillsville, Radford, Richlands, Roanoke and Marion, Tazewell and Wise counties for \$437,690 in Appalachian Regional Commission funds . . . HUD Office of Policy Development & Research publishes analysis of factors contributing to defaults and loss rates at <http://www.huduser.org> . . . *Roanoke Times* reports that City has been chosen as site for international competition to build up to 30 homes that "use solar energy and synthetic materials" that "can be indefinitely recycled" . . . State Department of Social Services awards \$6.4 million to 47 domestic violence agencies serving nearly 55,000 survivors and their children . . . HUD Assistant Secretary Carolyn Peoples visits Richmond and meets with Endependence Center, H.O.M.E., Piedmont Housing Alliance, Newport News Office of Human Affairs and the Virginia Fair Housing Board . . . VHDA's "Going Beyond Accessibility to Universal Design" conference set for Doubletree Hotel in Charlottesville on October 13th . . . VHDA reports in 2004 fiscal year it financed 4,600 single family mortgages and 7,300 rental units, achieved a 98 percent lease-up rate in its Housing Choice Voucher program and held 482 Homeownership Education Classes with more than 7,000 participants.

WHO'S YOUR PICK?

Nominations are due September 27th for the 2004 Virginia Housing Awards. Categories this year include Best Housing Development, Best Housing Program, Best Housing Organization and Best Housing Preservation/Revitalization Effort. Winners will be announced – and honored – at the Governor's Housing Conference on November 16th in the Norfolk Waterside Marriott. Questions? Call Shea Hollifield at 804/371-7030.

ACCESSIBLE HOUSING GRANTS

Thanks to DHCD and the Christopher Reeve Foundation, VHDA has launched a program to provide grants of up to \$1,000 to income-eligible tenants with disabilities to make their rental units more accessible. More about VHDA's Accessibility Grants is found at the "renting" section of www.vhda.com or by calling 804/343-5605.

BRIEF BRIEFS, TOO

HUD Secretary Jackson announces \$37.9 million in for Virginia housing authorities for major capital improvements and repairs. . . Application deadline for \$9 million U.S. Department of Agriculture Broadband Community Connect grants to "connect essential facilities in towns and communities where no broadband service exists: is Monday, September 13th . . . Big Brothers, Big Sisters of Southwest Virginia in Roanoke is one of just 164 groups nationwide to win U.S. Department of Health and Human Services grant to mentor children of prisoners. . . DHCD awards \$385,000 in CDBG funds to Amelia County for business park improvements. . . Danville Redevelopment & Housing completes first phase of Seelands Crossing HOPE VI revitalization project. . . Clinch Valley Community Action, Southeast Rural Community Assistance Project, Senior Connections, and Shenandoah Area Agency on Aging win 2004 Governor's Community Service & Voluntarism Awards. . . Governor Warner announces \$15,000 grants to Virginia's Heartland Region, the Crossroads Regional Industrial Authority and Campbell, Lee and Southampton counties to create Virtual Building programs to promote cyber-marketing of buildings and sites in their communities. . . Applications for \$5 million in HOPE VI Neighborhood Networks funds are due September 8th and for \$40 million in HOPE VI Demolition Grants are due September 17th . . . Register now on-line for 2004 Governor's Housing Conference November 15th through 17th in Norfolk at www.dhcd.virginia.gov

DON'T FORGET

HUD Richmond and the National Servicing Center will hold a free, two-day training seminar for lenders on Loss Mitigation on Monday, September 13th and Tuesday, September 14th at the Virginia Housing Development Authority, 601 South Belvidere Street, Richmond. To register, contact Virginia_f._Holman@hud.gov or call her at 800/842-2610, extension 3729